
Mitigation Measures

Geology and Seismicity

3.1: Facility design would comply with site-specific recommendations for seismic design criteria as provided by the project geotechnical engineer, the seismic design requirements of the UBC and applicable amendments, policies of the Seismic Safety Sub-element of the City of Sunnyvale General plan, and the Sunnyvale Building Department.

3.2: All feasible engineering methods to reduce the potential for damage resulting from settlement or shrink-swell of soils at the project site should be identified by the geotechnical investigation prepared by a licensed California Geotechnical Engineer. The recommendations should be fully implemented in facility design and construction of the foundation.

Water Quality and Hydrology

4.1: The submitted Storm Water Pollution Prevention Plan (SWPPP) shall be reviewed and certified by a certified third party authorized by the City of Sunnyvale before Building permits are issued.

4.2: Incorporate post-construction Best Management Practice (BMPs) into the project design for control of stormwater drainage and nonpoint source pollution control. These may include, but are not limited to, minimizing runoff using landscaping and treating runoff with grass swales and/or sand filters. These facilities should be designed by a licensed California Civil Engineer upon review of the site layout and available parking lot BMP guidance documents and incorporated into the construction plans.

4.3: The developer is responsible for completing all of the designed BMPs and the property owner is responsible for maintaining the BMPs. These measures shall be clearly marked and demonstrated in the plans submitted for building permits. The BMPs are included in the site design and shall be completed prior to occupancy

Transportation and Circulation

6.1: Include sidewalks along Mathilda Avenue and El Camino Real site frontages. Bicycle racks or storage lockers shall be provided on the retail and residential portions of the site, strategically located to provide convenience for patrons, employees and residents throughout the site.

Air Quality

7.1: Implement a dust abatement program during construction activities. In addition to the general construction dust abatement measures, the City shall require that construction contractors document compliance with BAAQMD Regulation 11, Rule 2 where construction activities might involve the demolition of a building containing asbestos building materials.

7.2: Provide secure bicycle parking for patrons, employees, and residents, and improve bus access to the site. (Refer to mitigation measures under Transportation and Circulation)

7.3: If project is developed in phases, with the residential phase being developed first, then the development of the commercial site must include all necessary precautions to safeguard air quality for the residents of the neighboring site. If this situation arises, specific conditions shall be developed based on standard safety practices.

Noise

8.1a: Hours of construction shall be limited to between 7:00 a.m. and 6:00 p.m. on weekdays and from 8:00 a.m. to 5:00 p.m. on Saturdays.

8.1b: Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment and by shrouding or shielding impact tools.

8.2 Mitigations for residential property

Interior Noise Levels

To meet the City's DNL 45 dB indoor noise goal, it will be necessary to use sound-rated windows at the units along Mathilda Avenue.

- 1) In Building 2, the Family Room and Dining Room/Living Room of Unit 1 will need windows that achieve a minimum STC³ rating of 28. The Bedrooms will need windows that achieve a minimum STC rating of 25.
- 2) In Building 5, the Master Room of Unit 28 will need windows with a minimum STC rating of 28. In Unit 29, the Dining Room will need windows with a minimum STC rating of 25.
- 3) In Building 6, the Master Room of Unit 27 will need windows with a minimum STC rating of 28.
- 4) In Building 7, the Master Room of Unit 23 will need windows with a minimum STC rating of 28. In Unit 22, the Dining Room will need windows with a minimum STC rating of 25.

5) In Building 8, the Living Rooms will need windows with a minimum STC rating of 28. All other windows on the north, east and west facades need a minimum STC rating of 25. The windows in the south façade of Units 31 and 36 also need to achieve a minimum STC rating of 25.

6) The buildings that are not along Mathilda Avenue (Buildings 1, 3, and 4) do not need sound-rated windows. Neither do those on the south façade of Units 32 to 35 of Building 8.

7) The entry doors in facades where sound-rated windows are used need to be solid-core wood or insulated hollow metal with perimeter gaskets (e.g. Pemko S-88) and door bottoms (e.g. Pemko 234).

8) Typical dual-pane, construction-grade windows achieve an STC rating of approximately 28. The building code requires that where windows need to be closed to achieve an indoor DNL of 45 dB, an alternate method of supplying fresh air (e.g. mechanical ventilation) must be provided. This issue should be discussed with the project mechanical engineer.

The developer is responsible for completing all of the above mitigation measures. All improvements shall be completed prior to occupancy. These measures shall be clearly marked and demonstrated in the plans submitted for building permits.

Exterior Noise Levels

To meet the City's DNL 60 dB outdoor noise goal, it will be necessary to use sound-rated windows at the units along Mathilda Avenue.

1) A three-foot high (from the patio) solid sound fence around the deck. The fence would need to be continuous from patio to top, have not cracks or gaps in its face, and have a minimum surface density of three pounds per square foot.

All improvements shall be completed prior to occupancy. The developer is responsible for completing all of the above mitigation measures. These measures shall be clearly marked and demonstrated in the plans submitted for building permits.

Biological Resources

9.1: The project applicant shall avoid disturbing nesting migratory birds such as the house finch, during nesting season.

Cultural Resources

11.1: In the event that any subsurface archaeological resources are discovered during construction-related earthmoving activities, all work within 100 feet of the resources shall be halted and the project applicant shall consult with a qualified archaeologist to assess the significance of the find. If any were determined to be significant by the qualified archaeologist, then representatives of the project sponsor, City of Sunnyvale, and the qualified archaeologist would meet to determine the appropriate course of action. If the discovery includes human remains, Section 15064.5 of the CEQA Guidelines (1999) would be followed, requiring coordination with the Native American Heritage Commission if the human remains are of Native American origin. All significant archaeological materials recovered would be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

11.2a: Prior to removal of the agricultural building complex, the project sponsor shall prepare photodocumentation that complies with the requirements and standards outlined for the Historic American Buildings Survey (HABS) program. The photodocumentation shall be submitted to the archives at Sonoma State University and to locally designated and publicly-accessible depository as the City library.

11.2b: The project sponsor shall reproduce materials from the photodocumentation and display these materials in a kiosk other acceptable publicly accessible location at the project site or other appropriate site.

11.2c: Buildings on the site that are proposed to be demolished shall be advertised for sale for 60 days prior to demolition in accordance with Municipal Code Section 19.80.095.

11.2d: Participate in the City's on-going oral histories project by providing for collection of oral histories of persons associated with agriculture on the Olson property or of other persons associated with agricultural history in Sunnyvale.

Agricultural Resources

12.1: Rescind the Williamson Act contract and dis-establishment of the Agricultural Preserve. Adoption of the proposal to rescind the contract is required both by the City Council and by the California Department of Conservation. The City Council shall consider adopting the proposal at a July 13, 2004 public hearing. The California Department of Conservation will consider adopting the proposal after it has been adopted by the City Council.

Removal of Contaminated Soil (Mandatory Findings of Significance)

13.1: Contaminated soils in the area of construction must be removed and the site kept accessible for groundwater treatment, if treatment is required by the Santa Clara Valley Water District. Remove contaminated soil prior to current applicant vacating site, and prior to construction. The property owner is ultimately responsible for the adequate removal of the contaminated soil. These measures shall be clearly marked and demonstrated in the plans submitted for the building permits.

13.2: If project is developed in phases, with the residential phase being developed first, then the site remediation to the commercial site must include all necessary precautions to safeguard the residents of the neighboring site. If this situation arises, specific conditions shall be developed based on standard safety practices.